



## City of Seattle

Gregory J. Nickels, Mayor

### Department of Planning and Development

Diane M. Sugimura, Director

## CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

**Application Number:** 2505767  
**Applicant Name:** Tim Hamann  
**Address of Proposal:** 2402 W Boston St

### SUMMARY OF PROPOSED ACTION

Land use approval to subdivide one parcel into nine unit lots. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots. The construction of townhouses is being reviewed under Project # 2505768.

The following approval is required:

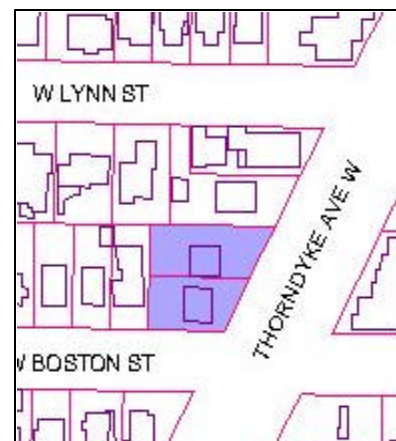
**Short Subdivision** – to create four unit lots pursuant to Seattle Municipal Code (SMC) 23.24.045.

**SEPA DETERMINATION:** ☒ Exempt<sup>1</sup> ☐ DNS ☐ MDNS ☐ EIS  
☐ DNS with conditions  
☐ DNS involving non-exempt grading, or demolition, or involving another agency with jurisdiction.

### BACKGROUND DATA

#### Site & Area Description

The subject site is on the northwest corner of the intersection of W Boston St and Thorndyke Ave W, in the Magnolia Neighborhood. The trapezoid shaped site is 100' width and has an average depth of 105'. The site is made up of two parcels of land to encompass a land area of approximately 10,400 square feet, located in a Multifamily Lowrise Two zone (L-2) with a density limit of one unit per 1,200 square feet of lot area. With the exception of the western 5' to 15' of the site, the site is mapped as an Environmentally Critical Potential Slide area. The site slope rises 10' to 12' towards the west and contains two single family residential structures. Some trees, shrubbery and



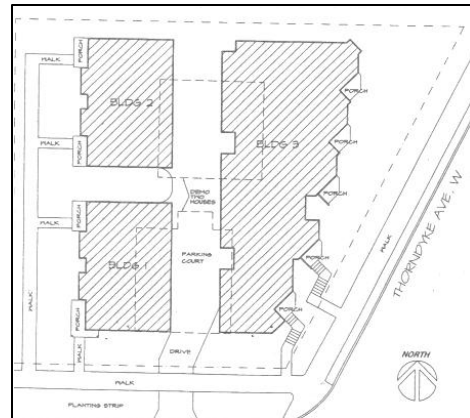
<sup>1</sup> SEPA review/approval conducted under Master Use Permit (MUP) 3003255.

grass currently cover the site. Thorndyke Ave W and W Boston St are fully improved rights-of-way with curbs, sidewalk, and gutters.

The structure east of the site on the east side of Thorndyke Ave W is a multi-story multi-family residential structure. North, south and west of the site are a mix of single and multi-story single-family structures. Located approximately 8 to 10 blocks to the northwest of the site is the Magnolia commercial area and 10 to 12 blocks to the northeast is the Interbay Golf Course. The subject site is located within a narrow band of Lowrise 2 zoning on either side of Thorndyke Ave W.

### Development of the Site<sup>2</sup>

The development site currently contains two single family houses to be demolished. Two 2-unit townhouse structures and one 5-unit townhouse structure are proposed for a total of nine units. The three structures are configured in two rows, with 5-unit townhouse structure on the eastern portion of the site and the two 2-unit structures on the western portion of the site, facing each other across a shared parking court. All of the parking is provided within the structures and is accessed from a shared driveway from W Boston St.



### Proposal

The applicant proposes to short subdivide one parcel into nine unit lots. Proposed unit lot parcel sizes are: A) 1,530 square feet, B) 1,259 square feet, C) 1,259 square feet, D) 1,259 square feet, E) 1,504 square feet, F) 939 square feet, G) 829 square feet, H) 925 square feet, and I) 1,026 square feet. Vehicle access for unit lots A through I is from W Boston St. Pedestrian access for unit lots A through D is from W Boston St and E through I from Thorndyke Ave W.

Note that the proposed structure was reviewed for consistency with the applicable provisions of the Seattle Municipal Code under a separate project (Project No. 2505768). The subject of this analysis and decision is only the proposed division of land.

### Public Comment

Public notice of the project application was given on December 8, 2005. The comment period ended on December 21, 2005. DPD received one comment letter on this proposal. The comment related to a preference for single-family residential development verses multi-family residential development, the potential for increased traffic, noise and pollution. This comment letter is available for review in the Master Use Permit file available from the Public Resource Center at DPD.

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<sup>2</sup> See Master Use Permits 2505768 for construction and 3003255 for SEPA review.

### **ANALYSIS - SHORT SUBDIVISION**

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in SMC 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of SMC 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

Based on information provided by the applicant, referral comments from the Department of Planning and Development, Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. Because this is a unit lot subdivision, development standards apply to the parent lot. There is no minimum lot size requirement in the L2 zone. The density standard stated in SMC 23.45.008, which permits no more than 1 unit for each 1,200 square feet, is met for the development as a whole. The proposal conforms to applicable development standards. Hence, the proposal is deemed to comply with applicable Land Use Code requirements. Any additional new construction would be required to meet development standards of the Land Use Code for the parent lot.
2. The lots are provided vehicular access from W Boston St, consistent with the requirements of the Land Use Code.

Seattle City Light provides electrical service to the subject property and has indicated that an easement is required for overhead and underground infrastructure. The easement as required by Seattle City Light shall be included on the final plat prior to recording.

The Seattle Fire Department has reviewed and approved this proposal for adequacy of access for emergency vehicles.

3. This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of water service is subject to conditions as imposed by Seattle Public Utilities and Water Availability Certificate No. WAC 20051858, issued on December 2, 2005.

New construction with discharge to the sanitary sewer will require a side sewer permit. Plan review requirements regarding stormwater were made at the time of building permit application.

4. One objective of the subdivision process is to increase opportunities for new housing development in order to ensure that there will be adequate capacity for future housing need. An equally important objective is to ensure that new development is compatible with neighborhood character. The proposed subdivision will meet all the applicable Land Use Code provisions. The proposed development has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. Therefore, the public use and interests are served by permitting the proposed subdivision of land while also maintaining the character of the neighborhood. The proposal will meet all applicable criteria for approval of a short plat upon completion of the conditions in this analysis and decision.
5. The proposed subdivision is located in an environmentally critical area (Potential Landslide Hazard Area), thus future construction is subject to the provisions of the Critical Areas Ordinance. As the subject parent lot is not located in riparian corridor buffer, wetland or wetland buffer, or a steep slope (over 40%), the specific provisions of SMC 25.09.240 do not apply to this proposal.
6. The screening and landscaping requirements of SMC 23.45.015 require trees for new development in Lowrise zones and was reviewed for consistency under MUP 2505768.
7. SMC 23.24.045 provides that sites developed or proposed to be developed with townhouses, cottage housing developments; residential cluster development and single-family residences may be subdivided into individual unit lots. The development as a whole shall meet development standards. However, as a result of this subdivision, development on the individual lots may be non-conforming. To assure that future owners have constructive notice that additional development may be limited due to nonconformities, the following statement shall be required to be included as a note on the final short subdivision:

*“The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code.”*

The conformance of the proposed development as a whole with the applicable Land Use Code provisions has been approved under a separate project (Project 2505768). Access easements and joint use and maintenance agreements shall be executed for parking areas and driveway and pedestrian access. Therefore, the proposed short subdivision conforms to the provisions of SMC 23.24.045 for unit lot subdivisions.

### **SUMMARY - SHORT SUBDIVISION**

The unit lots to be created by this unit subdivision may not be individually consistent with the provisions of SMC 23.24.045 for the Lowrise 2 zoning development standards such as setbacks,

density, and structure width and depth. However, the development when considered as a whole meets all standards set forth in the Land Use Code. This unit subdivision is provided with vehicular access, and public and private utilities and access, including emergency vehicles. Adequate provisions for water supply and sanitary sewage disposal have been provided for each unit lot and service is assured, subject to standard conditions governing utility extensions. An adequate provision for drainage control has also been provided.

### **DECISION - SHORT SUBDIVISION**

The proposed Short Subdivision is **CONDITIONALLY GRANTED**. See the conditions at the end of this report.

### **CONDITIONS - SHORT SUBDIVISION**

#### *Conditions of Approval Prior to Recording*

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. Submit the final recording forms for approval and any necessary fees.
3. Include an easement to provide for electrical facilities and service to the proposed lots as required by Seattle City Light on the final Short Subdivision. Added to the plat shall be the following statement. *"An easement is granted to Seattle City Light as shown on page \_\_ of \_\_."*
4. Insert the following on the face of the plat: *"The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code."*
5. Provide a joint maintenance and responsibility agreement for maintenance and use of shared walls on property lines and all ingress, egress, utility and pedestrian easements.
6. Provide a covenant or easement on proposed Parcel A for the benefit of proposed Parcels B through D for the posting of the address of this lot in a manner such that the address will be visible from the W Boston St right-of way. Provide a joint maintenance and responsibility agreement for maintenance and use of this area. Update the proposed legal descriptions accordingly.

Signature: (signature on file) Date: January 19, 2006  
Colin R. Vasquez, Senior Land Use Planner